

MINUTES
GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, March 9, 2016
4:30 PM

MEMBERS PRESENT: Chair Gary Sikich, Mike Borlee, Eric Genrich, Mike Vogel

MEMBERS EXCUSED: Phil Hilgenberg, Ald. Tim De Wane

OTHERS PRESENT: Kevin Vonck, Wendy Townsend, Julia Upfal, Economic Development Department, Ald. Moore, Ald. Nennig, Ald. Steuer, News Media

1. Roll call.

The meeting was called to order at 4:45 p.m. by Chair, G. Sikich. Roll call was taken as noted above.

2. Approval of agenda.

Motion was made by M. Borlee to approve the agenda and seconded by E. Genrich. Motion carried.

3. Approval of the minutes for the January 13, 2016 meeting.

Motion was made by M. Vogel to approve the minutes of the January 13, 2016 EDA meeting and was seconded by M. Borlee. Motion carried.

OLD BUSINESS

4. From January 13, 2016: Request by Ald. Thomas De Wane regarding the Tillman Nursery property on University Avenue.

J. Upfal stated the staff's recommendation would be to withhold the use of any grant funds on the Tillman site until redevelopment plans are proposed.

A motion was made by E. Genrich and seconded by M. Vogel to receive and place on file the request by Ald. De Wane. Motion carried.

NEW BUSINESS

5. Communication from Ald. Scannell regarding Velp Avenue.

J. Upfal stated ED and Planning Departments would like to complete a study of Velp Avenue that will identify redevelopment opportunities along the corridor.

A brownsfields survey completed in Fall of 2015 identified sixty five parcels as known or suspected brownfields along Velp Avenue, covering approximately 75% of the land. In order to revitalize this corridor, a reuse planning effort should be completed to recommend action steps and identify redevelopment opportunities. This study will be completed in three phases and the first phase will be funded from the Brownfields grant.

A motion was made by M. Vogel and seconded by E. Genrich to direct staff to move forward with Phase I of the Velp Avenue Study using the Brownfields grant. Motion carried.

6. Communication from Ald. Moore regarding the Hispanic Chamber of Commerce.

K. Vonck stated ED staff first met with staff from the Hispanic Chamber of Commerce of Wisconsin a year ago. During that time opportunities for partnerships and greater exposure in Green Bay were discussed.

Recently opportunities for leveraging some City and CDBG funds for workforce and economic development were discussed. We would like to explore membership as part of these talks. There is a lot of untapped potential, especially in regards to business development.

A motion was made by M. Vogel and seconded by M. Borlee to refer to staff and report back in two (2) months request by Ald. Moore regarding the Hispanic Chamber of Commerce.

7. Discussion and action on land pricing in University Heights Commerce Center.

W. Townsend stated she called around to other business parks about their land pricing and discovered that everyone is keeping their prices the same. The University Heights Commerce Center has pricing of Light Manufacturing at \$48,000 per acre, with the incentive to reduce the price by \$1,000 for every new job offered to low to moderate income level individuals with a cap of no lower than \$20,000 per acre. ED had four inquiries since January but is struggling with accessibility and need to find out when access may be planned.

A motion was made by M. Borlee and seconded by G. Sikich to keep land pricing in University Heights Commerce Center the same. Motion carried.

8. Discussion and action on sale of Parcels 9-47 (907 Main St) and 9-46 (913 Main St)

W. Townsend referred to a parcel map stating that RDA owns one lot and the City owns three lots in the 900 block of Main and Cedar Streets. One City lot, 915 Main, is leased for parking. City staff has had inquiries on the adjacent parcels and is looking to the RDA for recommendations as to the best future uses for these parcels.

K. Vonck stated RDA's direction is not to hold onto land long term and to try to get the best use out of the parcels.

W. Townsend stated that an interested party attended the RDA meeting yesterday and explained that they were interested in what was available.

A motion was made by M. Borlee and seconded by M. Vogel to recommend staff to work with RDA to sell 907 and 913 Main St. (parcels 9-47 and 9-46) as a package with adjacent RDA and City-owned parcels. Motion carried.

INFORMATIONAL ITEMS

9. Director's update

- The City of Green Bay is sponsoring a Business Ownership Seminar called Time to Shift Gears on Wednesday, March 16 at The Automobile Gallery. There are going to be seven franchise industries which include: Staffing, Light Manufacturing, Automotive, Massage, Senior Care, Business to Business, Printing and Flooring.
- There is a conference/workshop in Appleton on Thursday, March 24th bringing together municipalities, sharing projects completed, networking and showing sites that are available.

Motion to adjourn made by M. Borlee and seconded by E. Genrich. Motion carried.